

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL SE-80
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Mr. Kwock Gen Jee has expressed an interest in and/or has submitted a satisfactory proposal for the development of Disposition Parcel SE-80 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mr. Kwock Gen Jee be and hereby is finally designated as Redeveloper of Parcel SE-80 in the South End Urban Renewal Area.
2. That it is hereby determined that Mr. Kwock Gen Jee possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Mr. Kwock Gen Jee for the development of Parcel SE-80 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel SE-80 to Mr. Kwock Gen Jee, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

January 21, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA,
PROJECT NO. MASS. R-56
FINAL DESIGNATION OF REDEVELOPER
PARCEL SE-80/217/219 EAST BERKELEY STREET

4159

SUMMARY: This memorandum requests that the Authority finally designate Kwock Gen Jee as Redeveloper of Parcel SE-80 in the South End Urban Renewal Area.

On October 30, 1980, Kwock Gen Jee of 33 Dwight Street, Boston, Massachusetts was tentatively designated as Redeveloper of Parcel SE-80 in the South End Urban Area, Project No. Mass R-56. Parcel SE-80 is located at 217-219 East Berkeley Street and consists of a four-story brick structure on approximately 1,400 square feet of land.

Mr. Kwock Gen Jee's submitted proposal called for rehabilitation of a four-story brick building at 217-219 East Berkeley Street into four residential units. The designee intends to occupy one of the apartments and to have the other three units as rental units.

The rehabilitation cost has been estimated at \$93,200. According to the financial information provided by Mr. Kwock Gen Jee, it has been indicated that Mr. Jee now has a firm financial commitment of \$40,000 from a private lending institution. The balance of \$53,200 which will be used to carry out the housing proposal will be financed from Mr. Jee savings. The financial arrangements for the entire package have been approved by the Boston Mortgage Corporation.

Also, Mr. Jee's submitted drawings have been reviewed and approved by the Authority's Urban Design Department and found to be in compliance with all aspects and specifications of the Urban Renewal Plan.

I, therefore, recommend that Mr. Kwock Gen Jee be finally designated as Redeveloper of Parcel SE-80 in the South End Urban Renewal Area and that the final working drawings be approved.

An appropriate resolution is attached.



Parcel SE-80/217-219 East Berkeley St.

49e

19, Jan. 1982

Dear Sir:

Total rehabilitation cost has been estimated at ninety-three thousand two hundred dollars (\$93,200.00). The First National Boston Mortgage Corp. has approved a loan of forty thousand dollars (\$40,000.00). The balance of fifty-three thousand two hundred dollars (\$53,200.00) will come from our savings account.

Sincerely yours,

Frank Gonjee
Sai Kit Lee
my a Lee

PART I

HUD-6004
(9-69)REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: KWACK GEN, Jee
 b. Address and ZIP Code of Redeveloper: ^{85A} Tibbets Town Wy, Charlestown
 c. IRS Number of Redeveloper: 011-28-0898
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from
Boston Redevelopment Authority
(Name of Local Public Agency)
 in South End Urban Renewal Area
(Name of Urban Renewal or Redevelopment Project Area)
 in the City of Boston, State of MASS.
 is described as follows²

217-219 E. Berkeley Street

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as _____
- ☐ A business association or a joint venture known as _____
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain) _____

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: _____

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

3. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) X Rock Hong Jee Yung or Lee X Sai Nit Lee
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: Jan 21 1982

Dated: Jan 21 1982

X Rock Hong Jee
Signature

X Sai Nit Lee
Signature

X Yung or Lee
Title

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper: Kwock Gen, Inc
 b. Address and ZIP Code of Redeveloper: 85A Tibbets Town Wy, Charlestown
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from
Boston Redevelopment Authority
(Name of Local Public Agency)
 in South End Urban Renewal Area
(Name of Urban Renewal or Redevelopment Project Area)
 in the City of Boston, State of MASS.
 is described as follows:
217-219 East Berkeley Street
3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☐ NO
 If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.
4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.
 (NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)
 b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:
5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

Union Warren Savings Bank

\$ 26,699.54

Charlestown Savings

26,753.14

b. By loans from affiliated or associated corporations or firms:

30,000

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☐ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☐ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) X Karok Ben Lee X Sam Yit Lee
certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: Jan 21 1982

X Karok Ben Lee
Signature
X Yung a-Lu
Title

Dated: Jan 21 1982

X Sam Yit Lee
Signature
Title

Address and ZIP Code

Address and ZIP Code

- 1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- 2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department



FIRST NATIONAL BOSTON MORTGAGE CORPORATION

NEWTON, MASSACHUSETTS 02159

January 20, 1982

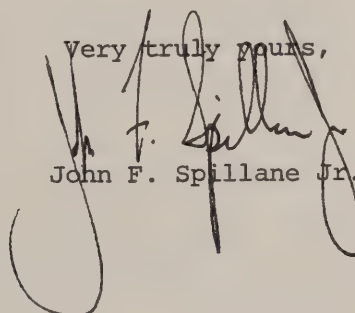
Ms. Maria Faria
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Ms. Faria,

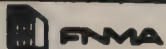
In reference to our conversation of 1/19/82 please find the enclosed copies of the verification of deposit forms for the Jee family. According to this information the Jee's have bank balances in excess of \$85,000.00.

If you have any questions or need additional information, please feel free to call me.

Very truly yours,


John F. Spillane Jr.

JFS/jmd



Federal National Mortgage Association

REQUEST FOR VERIFICATION OF DEPOSIT

INSTRUCTIONS: LENDER - Complete Items 1 thru 8. Have applicant(s) complete Item 9. Forward directly to depository named in Item 1.

DEPOSITORY - Please complete Items 10 thru 15 and return DIRECTLY to lender named in Item 2.

PART I - REQUEST

1. TO (Name and address of depository)

First National Bank of Boston
100 Federal St.
Boston, MA

2. FROM (Name and address of lender)

FIRST NATIONAL BOSTON MORTGAGE CORPORATION

P O BOX 1412
BOSTON MA 02104

3. SIGNATURE OF LENDER

4. TITLE

5. DATE

6. LENDER'S NUMBER
(Optional)

7. INFORMATION TO BE VERIFIED

TYPE OF ACCOUNT	ACCOUNT IN NAME OF	ACCOUNT NUMBER	BALANCE
Checking	SAI Kit Jee	828-9486	\$ 1,919.48
Savings		306-3546	\$ 1,046.75
			\$
			\$

TO DEPOSITORY: I have applied for a mortgage loan and stated in my financial statement that the balance on deposit with you is as shown above. You are authorized to verify this information and to supply the lender identified above with the information requested in Items 10 thru 12. Your response is solely a matter of courtesy for which no responsibility is attached to your institution or any of your officers.

8. NAME AND ADDRESS OF APPLICANT(S)

SAI Kit Jee
85A Tibbetstown way
Charlestown, MA

9. SIGNATURE OF APPLICANT(S)

SAI Kit Jee

TO BE COMPLETED BY DEPOSITORY**PART II - VERIFICATION OF DEPOSITORY**

10. DEPOSIT ACCOUNTS OF APPLICANT(S)

TYPE OF ACCOUNT	ACCOUNT NUMBER	CURRENT BALANCE	AVERAGE BALANCE FOR PREVIOUS TWO MONTHS	DATE OPENED
checking	828-9846	\$ 973.19	\$ 500.00	10/1/71
savings	306-3546	\$ 1,056.13	\$	10/23/79
		\$	\$	
		\$	\$	

11. LOANS OUTSTANDING TO APPLICANT(S)

LOAN NUMBER	DATE OF LOAN	ORIGINAL AMOUNT	CURRENT BALANCE	INSTALLMENTS (Monthly/Quarterly)	SECURED BY	NUMBER OF LATE PAYMENTS
*See attached memo.		\$	\$	\$ per		
		\$	\$	\$ per		
		\$	\$	\$ per		

12. ADDITIONAL INFORMATION WHICH MAY BE OF ASSISTANCE IN DETERMINATION OF CREDIT WORTHINESS:

(Please include information on loans paid-in-full as in Item 11 above)

*Checking account # 828-9846 and savings account # 306-3546 ^{are} joint with Mrs. Mo Chi. Wong Jee.

13. SIGNATURE OF DEPOSITORY

Debra A. Turner.

14. TITLE

Manager
Credit Dept.

15. DATE

10/28/81

The confidentiality of the information you have furnished will be preserved except where disclosure of this information is required by applicable law. The form is to be transmitted directly to the lender and is not to be transmitted through the applicant or any other party.

PLEASE RUSH Mortgage pending!
Federal National Mortgage Association



REQUEST FOR VERIFICATION OF DEPOSIT

INSTRUCTIONS: LENDER - Complete Items 1 thru 8. Have applicant(s) complete Item 9. Forward directly to depository named in Item 1.

DEPOSITORY - Please complete Items 10 thru 15 and return DIRECTLY to lender named in Item 2.

PART I - REQUEST

1. TO (Name and address of depository) <i>Charlestown Savings Bank 55 Summer St. Boston, MA 02110</i>		2. FROM (Name and address of lender) FIRST NATIONAL BOSTON MORTGAGE CORPORATION P O BOX 1412 BOSTON MA 02104	
3. SIGNATURE OF LENDER <i>John F. Spillane</i>	4. TITLE	5. DATE	6. LENDER'S NUMBER (Optional)
7. INFORMATION TO BE VERIFIED			
TYPE OF ACCOUNT	ACCOUNT IN NAME OF	ACCOUNT NUMBER	BALANCE
<i>Savings</i>	<i>SAI KIT JEE</i>	<i>10-406296</i>	<i>\$ 29,762.21</i>
			\$
			\$
			\$
TO DEPOSITORY: I have applied for a mortgage loan and stated in my financial statement that the balance on deposit with you is as shown above. You are authorized to verify this information and to supply the lender identified above with the information requested in Items 10 thru 12. Your response is solely a matter of courtesy for which no responsibility is attached to your institution or any of your officers.			
8. NAME AND ADDRESS OF APPLICANT(S) <i>SAI - Kit Jee 85 A Tibbetstown Way Charlestown, MA</i>		9. SIGNATURE OF APPLICANT(S) <i>SAI Kit Jee</i>	

TO BE COMPLETED BY DEPOSITORY

PART II - VERIFICATION OF DEPOSITORY

10. DEPOSIT ACCOUNTS OF APPLICANT(S)						
TYPE OF ACCOUNT	ACCOUNT NUMBER	CURRENT BALANCE	AVERAGE BALANCE FOR PREVIOUS TWO MONTHS	DATE OPENED		
<i>Reg. Savings</i>	<i>10-406296</i>	<i>\$ 30,287.62</i>	<i>\$ Same</i>	<i>12/2/75</i>		
<i>Joint Account</i>		\$	\$			
		\$	\$			
		\$	\$			
11. LOANS OUTSTANDING TO APPLICANT(S) <i>None</i>						
LOAN NUMBER	DATE OF LOAN	ORIGINAL AMOUNT	CURRENT BALANCE	INSTALLMENTS (Monthly/Quarterly)	SECURED BY	NUMBER OF LATE PAYMENTS
		\$	\$	\$ per		
		\$	\$	\$ per		
		\$	\$	\$ per		
12. ADDITIONAL INFORMATION WHICH MAY BE OF ASSISTANCE IN DETERMINATION OF CREDIT WORTHINESS: (Please include information on loans paid-in-full as in Item 11 above)						
<i>None</i>						
13. SIGNATURE OF DEPOSITORY <i>Dennis M. Terasconi</i> DENNIS M. TERASCONI			14. TITLE Assistant Treasurer		15. DATE November 9, 1981	

The confidentiality of the information you have furnished will be preserved except where disclosure of this information is required by applicable law. The form is to be transmitted directly to the lender and is not to be transmitted through the applicant or any other party.



Federal National Mortgage Association.

REQUEST FOR VERIFICATION OF DEPOSIT

INSTRUCTIONS: LENDER - Complete Items 1 thru 8. Have applicant(s) complete Item 9. Forward directly to depository named in Item 1.

DEPOSITORY - Please complete Items 10 thru 15 and return DIRECTLY to lender named in Item 2.

PART I - REQUEST

1. TO (Name and address of depository)

Union Warren Savings Bank
133 Federal St.
Boston, MA 02110

2. FROM (Name and address of lender)

FIRST NATIONAL BOSTON MORTGAGE CORPORATION

P O BOX 1412
BOSTON MA 02104

3. SIGNATURE OF LENDER

4. TITLE

5. DATE

6. LENDER'S NUMBER
(Optional)

7. INFORMATION TO BE VERIFIED

TYPE OF ACCOUNT	ACCOUNT IN NAME OF	ACCOUNT NUMBER	BALANCE
Term 26	18012293 Kwock Gen Jee		\$ 22,652
Term	11011637 Yung OI Jee		\$ 23,700
Savings	1189938		\$ 2,198.51
Savings	1191576		\$ 3,426.24

TO DEPOSITORY: I have applied for a mortgage loan and stated in my financial statement that the balance on deposit with you is as shown above. You are authorized to verify this information and to supply the lender identified above with the information requested in Items 10 thru 12. Your response is solely a matter of courtesy for which no responsibility is attached to your institution or any of your officers.

8. NAME AND ADDRESS OF APPLICANT(S)

9. SIGNATURE OF APPLICANT(S)

Kwock Gen Jee
Yung OI Jee
85 A Tibbetstown Way Charlestown

Kwock Gen Jee

TO BE COMPLETED BY DEPOSITORY**PART II - VERIFICATION OF DEPOSITORY**

10. DEPOSIT ACCOUNTS OF APPLICANT(S)

TYPE OF ACCOUNT	ACCOUNT NUMBER	CURRENT BALANCE	AVERAGE BALANCE FOR PREVIOUS TWO MONTHS	DATE OPENED
1191576	SAVINGS	\$ 26,379.75	\$ SAME	2/10/75
1189938	SAVINGS	\$ 26,819.91	\$ SAME	5/2/78
16012293	closed	\$	\$	
11011637	closed	\$	\$	

11. LOANS OUTSTANDING TO APPLICANT(S) None

LOAN NUMBER	DATE OF LOAN	ORIGINAL AMOUNT	CURRENT BALANCE	INSTALLMENTS (Monthly/Quarterly)	SECURED BY	NUMBER OF LATE PAYMENTS
		\$	\$	\$ per		
		\$	\$	\$ per		
		\$	\$	\$ per		

12. ADDITIONAL INFORMATION WHICH MAY BE OF ASSISTANCE IN DETERMINATION OF CREDIT WORTHINESS:
(Please include information on loans paid-in-full as in Item 11 above)

13. SIGNATURE OF DEPOSITORY

14. TITLE

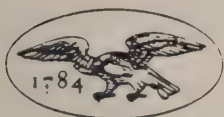
15. DATE

William C. Chen

Manager

10/26/81

The Confidentiality of the information you have furnished will be preserved except where disclosure of this information is required by applicable law. The form is to be transmitted directly to the lender and is not to be transmitted through the applicant or any other party.



FIRST NATIONAL BOSTON MORTGAGE CORPORATION

NEWTON, MASSACHUSETTS 02159

December 31, 1981

Kwock Gen Jee
Sai Kit Jee
Yung Oi Jee
85 A Tibbetstown Way
Charlestown, MA 02129

RE: 217-219 East Berkeley Street
Boston, MA 02118

Dear Mr. Jee, Mr. Jee,
and Mr. Jee:

We are pleased to inform you that your application for a residential mortgage loan of \$ 40,000.00 , primarily secured by the improved real property identified above, has been approved upon the following terms and conditions:

1. Interest on the loan will accrue at an annual rate of *17.25%. Please note that this rate may differ from the Annual Percentage Rate shown on the enclosed Truth-in-Lending Disclosure statement as the APR may include charges made in addition to the simple interest accrual.
2. Your monthly payments of principal and interest will be made based upon a schedule which would fully amortize the principal amount of your mortgage loan over a period of 30 years. Prepayment penalties will be governed by statute.
3. In addition to payments on account of principal and interest, you will be obligated to make monthly escrow payments for the purposes set forth below:

°Principal and Interest	\$ 578.39
°Real Estate Tax Escrow (estimated)	\$ 307.86
°Hazard Insurance Premium Escrow (estimated)	\$ 50.00
°Private Mortgage Insurance Premium Escrow	\$
°Other	\$ _____

Total Monthly Payment (estimated) \$ 936.25

Sums payable to escrow on account of real estate taxes, casualty insurance premiums and other estimated items may be adjusted from time to time throughout the term of the loan as the amounts payable, therefor, change.

4. A non-refundable mortgage loan origination fee of \$ 400.00 shall be due and payable by you and earned by First National Boston Mortgage Corporation upon your acceptance of this commitment. In addition, a commitment fee of \$ 800.00 is due and payable at loan closing.

* Please note this rate is subject to change and will be reviewed and adjusted to the First National Boston Mortgage Corporation's rate for a period of 10 days prior to closing.

FIRST NATIONAL BOSTON MORTGAGE CORPORATION

5. All costs and expenses incurred with respect to this transaction including, but not limited to survey fees, recording fees, title insurance policies and fees and expenses of our closing attorney shall be paid by you. We have selected
Samuel D. Shriro 294 Washington Street, Boston, 02108
(617) 542-3481 to prepare all loan documents and represent our interests in this transaction.
6. First National Boston Mortgage Corporation shall be furnished with a mortgage policy of title insurance written in an amount equal to the amount of the mortgage loan and issued in such form and containing such terms, conditions and exceptions as shall be approved by our attorney.
7. The property upon which our mortgage lien will be placed will be occupied by you as your primary residence in compliance with any and all federal, state or municipal laws, rules, regulations or ordinances.
8. A new survey which bears the surveyor's certification and shows the location of all improvements and the width and location of all easements, rights of ways and ditches will be required at loan closing. The survey shall further contain a statement to the effect that the property described is not located in a designated flood hazard area, except in those cases where flood insurance coverage is required.
9. The following hazard insurance items will be required at loan closing:
 - a. a fire and extended coverage insurance policy or binder providing coverage for the property on which our mortgage lien will be placed in an amount equal to at least the amount of the mortgage loan or 80% of the property's replacement value as determined by the bank's appraiser, whichever is greater.
 - b. a mortgage clause adding the mortgagee's insurable interest to all hazard and flood policies, worded as follows:

"First National Boston Mortgage Corporation, its successors and assigns, as their interest may appear

P. O. Box 1412
Boston, Massachusetts 02104
 - c. a payment receipt from your insurance agent or company showing that the first year's premium for all hazard and flood policies have been paid in full.

All hazard insurance premiums will be held in escrow by the mortgagee. and all future policies, policy endorsements, and premium bills will

FIRST NATIONAL BOSTON MORTGAGE CORPORATION

be forwarded to the mortgagee by either the insurance company, its agent, or the mortgagor.

10. If a check mark appears in the space to the left of this paragraph, a determination has been made that the property described above is located in a HUD-FIA designated flood area. In such cases, the property must be insured by a flood insurance policy in an amount equal to at least the amount of the mortgage loan, or the maximum coverage limit, whichever is less; First National Boston Mortgage Corporation must be designated as loss payee as provided in Paragraph 9 hereof.
11. First National Boston Mortgage Corporation shall be furnished with a current wood infestation report by a recognized exterminator. A statement shall be made that based upon careful visual inspection of all accessible areas and upon the sounding of accessible structural members, there is no evidence of termites or other wood destroying infestation in the subject property, and that if such infestation previously existed, it has been corrected and that any damage due to such infestation has also been corrected.
12. The following supplemental requirements must be satisfied prior to closing:

None.
13. That, if First National Boston Mortgage Corporation deems it necessary, a lead paint inspection may be required and First National Boston Mortgage Corporation may require certification from an acceptable source that the toxic level of lead-based paint on and in the property is not dangerous to the health and safety of the occupants, present and future. If the inspection reveals a toxic level of lead-based paint on and in the property, the lead paint must be removed prior to loan closing.
14. If an accepted copy of this letter of commitment, together with the origination fee provided in Paragraph 4 hereof is received by First National Boston Mortgage Corporation on or before January 7, 1982 then in such event, this commitment will remain in effect until July 1, 1982. If, however, a material adverse change in

FIRST NATIONAL BOSTON MORTGAGE CORPORATION

your financial condition or the condition of the real property should occur before loan closing, First National Boston Mortgage Corporation reserves the right to terminate this commitment and return the origination fee forthwith.

Very truly yours,

FIRST NATIONAL BOSTON MORTGAGE CORPORATION

By:

/s/

John F. Spillane, Jr.

Gentlemen:

I have read the foregoing commitment letter and my copy of the enclosed Truth-in-Lending Disclosure Statement, and I hereby accept your offer to loan me the amount herein stated. I understand that I will be liable to pay upon demand any and all costs incurred by First National Boston Mortgage Corporation in connection with my loan application and this commitment whether or not the loan closing is ever held. I further agree to be bound by the terms and conditions set forth in this commitment. I understand that my enclosed origination fee is not refundable if this loan is not closed prior to the commitment expiration date stated in Paragraph 14, except as therein stated, or unless the expiration date thereof has been extended in writing by First National Boston Mortgage Corporation.

Date

Kwok Gen Jee 1-5-82
Kwok Gen Jee

Sai Kit Jee 1-5-82
Sai Kit Jee

Yung Oi Jee 1-5-82
Yung Oi Jee

MORTGAGE DISCLOSURE STATEMENT

These disclosures are made in connection with an application by _____

Kwock Gen Jee, Sai Kit Jee, and Yung Oi Jee

("Borrower") for a mortgage loan.

1. Periodic Payments: If this (☒) is marked, Borrower must pay 360 consecutive monthly payments of \$ 578.39 each of principal and interest, (e) beginning July 1, 1982. (e); the Total of Payments is \$ 208,220.40 (e). If this () is marked, Borrower must pay _____ consecutive monthly payments of \$ _____ each of principal, interest and private mortgage insurance beginning _____, 19____ and _____ consecutive monthly payments of \$ _____ each of principal, interest and private mortgage insurance (e) beginning _____, 19____. (e); the Total of Payments is \$ _____ (e).

2. Late Payment Charges: For each payment overdue by more than 15 days, Bank may collect a late charge of three percent (3%) of principal and interest overdue.

3. Prepayment Penalty: If the note is voluntarily prepaid, Borrower shall, at Bank's option, pay a prepayment penalty equal to (1) the charges imposed by the F.H.A. for prepayment, if any, and (2) 3 months' interest or the balance of the first year's interest, whichever is less, if prepaid within the first year or 3 months' interest if prepaid within the first 3 years for the purpose of refinancing the loan with another lender. Except as stated, there is no penalty for prepayment of the note.

4. Lender's Security Interest: Bank has a first mortgage on premises located at 217-219 East Berkeley Street, Boston, MA 02118 more particularly described in the copy of the mortgage which will be furnished to Borrower as promptly as practicable, or is furnished herewith (). The mortgage secures Future Advances and After Acquired Property.

5. Closing Costs:

Title Insurance	\$	<u>70.00</u>	(e)
Mortgage Insurance	\$	<u>n/a</u>	(e)
Municipal Lien Certificate	\$	<u>15.00</u>	(e)
Recording Fees <u>25</u> Deed	\$	<u>65.00</u>	(e)
<u>40</u> Mortgage			
Plot Plan	\$	<u>80.00</u>	(e)
Tax Escrow <u>3</u> at \$ <u>307.86</u>	\$	<u>923.58</u>	(e)
Exam. of Documents	\$	<u>475.00</u>	(e)
Application fee paid	\$	<u>200.00</u>	(e)
(appraisal; credit report)			

6. Prepaid Finance Charge:

Commitment fee	\$	<u>800.00</u>	(e)
Origination fee	\$	<u>400.00</u>	(e)
Interest in Advance			
(____ days)	\$	<u>--</u>	(e)
Mortgage Ins. Prem.	\$	<u>n/a</u>	(e)
Application			
fee paid	\$	<u>65.00</u>	
Total Prepaid			
Finance Charge	\$	<u>1,265.00</u>	(e)

7. Amount Financed:

Loan amount	\$	<u>40,000.00</u>
Total Prepaid Finance Charge	\$	<u>1,265.00</u> (e)
Amount Financed	\$	<u>38,735.00</u> (e)

8. FINANCE CHARGE:

Interest	\$	<u>168,220.40</u>	(e)
Mortgage Ins. Prem.	\$	<u>---</u>	(e)
Total Prepaid			
Finance Charge	\$	<u>1,265.00</u>	(e)
FINANCE CHARGE			
(total)	\$	<u>169,485.40</u>	(e)

Finance Charge begins to accrue on May 29, 1982 (e).

9. ANNUAL PERCENTAGE RATE: 17.83% % (e)

Note: An (e) block indicates an estimated item.

10. Property Insurance: Fire and extended coverage insurance must be obtained in an amount not less than amount of the mortgage note. Also, flood insurance in the amount of the mortgage note, or the maximum amount of coverage, whichever is less will _____ will not x be required. Borrower may choose the company from whom such insurance is purchased and such company must be reasonably satisfactory to Bank.

I/we acknowledge receipt today of a completed copy of this Disclosure Statement.

Date _____

Borrower(s) _____

Date _____

Date _____

1-5-82
Kwock Gen Jee
1-5-82
Sai Kit Jee
1-5-82
Yung Oi Jee

MORTGAGE DISCLOSURE STATEMENT

These disclosures are made in connection with an application by Kwock Gen Jee,
Sai Kit Jee, Yung OI Jee.
("Borrower") for a mortgage loan.

1. Periodic Payments: If this (X) is marked, Borrower must pay 6 consecutive monthly payments of \$ interest each of principal and interest, (e) beginning March 1, 1982. (e); the Total of Payments is \$ 40,000.00 (e). Plus accrued interest.

2. Late Payment Charges: For each payment overdue by more than 15 days, Bank may collect a late charge of three percent (3%) of principal and interest overdue.

3. Prepayment Penalty: If the note is voluntarily prepaid, Borrower shall, at Bank's option, pay a prepayment penalty equal to (1) the charges imposed by the F.H.A. for prepayment, if any, and (2) 3 months' interest or the balance of the first year's interest, whichever is less, if prepaid within the first year or 3 months' interest if prepaid within the first 3 years for the purpose of refinancing the loan with another lender. Except as stated, there is no penalty for prepayment of the note.

4. Lender's Security Interest: Bank has a first mortgage on premises located at 217-219 East Berkeley Street Boston, MA
more particularly described in the copy of the mortgage which will be furnished to Borrower as promptly as practicable, or is furnished herewith (). The mortgage secures Future Advances and After Acquired Property.

5. Closing Costs:

Title Insurance	\$ 70.00	(e)
Mortgage Insurance	\$ N/A	(e)
Municipal Lien Certificate	\$ 15.00	(e)
Recording Fees 25.00 Deed	\$ 65.00	(e)
40.00 Mortgage		
Plot Plan	\$ 80.00	(e)
Tax Escrow at \$	\$ N/A	(e)
Exam. of Documents	\$ 300.00	(e)
Application fee paid	\$ N/A	(e)
(appraisal; credit report)		

6. Prepaid Finance Charge:

Commitment fee	\$ 400.00
Origination fee	\$ -0-
Interest in Advance	
(days)	\$ -0-
Mortgage Ins. Prem.	\$ -0-
Application	
fee paid	\$ -0-
Total Prepaid	
Finance Charge	\$ 400.00

7. Amount Financed:

Loan amount	\$ 40,000.00
Total Prepaid Finance Charge	\$ (e)
Amount Financed	\$ (e)

8. FINANCE CHARGE:

Interest	\$ 1,450.00-2,900.00*
Mortgage Ins. Prem.	\$ -0-
Total Prepaid	
Finance Charge	\$ 400.00
FINANCE CHARGE	
(total)	\$ 1,850.00-3,300.00*

Finance Charge begins to accrue on 3/1/82 (e).

Please not () items
relate to committed APR

9. ANNUAL PERCENTAGE RATE: 18.88 - 33.67* % (e)

Note: An (e) block indicates an estimated item.

10. Property Insurance: Fire and extended coverage insurance must be obtained in an amount not less than amount of the mortgage note. Also, flood insurance in the amount of the mortgage note, or the maximum amount of coverage, whichever is less will be required. Borrower may choose the company from whom such insurance is purchased and such company must be reasonably satisfactory to Bank.

I/we acknowledge receipt today of a completed copy of this Disclosure Statement.

Date _____

Borrower(s) Kwock Gen Jee 1-5-82

Date _____

Sai Kit Jee 1-5-82

Yung OI Jee 1-5-82

Date _____

Yung OI Jee



FIRST NATIONAL BOSTON MORTGAGE CORPORATION

NEWTON, MASSACHUSETTS 02159

(Attached)

(Please note) The 18.88% rate applies to three advances. The 33.67% rate applies if the \$40,000.00 was advanced on day one.

Due to the fact the fluctuating base rate and actual dates of advances are unknown variables, we have presented two different methods of calculating APR for your informational purposes.

Upon maturity of this loan a First National Boston Mortgage Corporation permanent first mortgage loan will be closed and the funds dispersed will be used to pay off the construction loan. Separate disclosures will be given to you with commitments.



FIRST NATIONAL BOSTON MORTGAGE CORPORATION

NEWTON, MASSACHUSETTS 02159

CONSTRUCTION LOAN COMMITMENT

Kwock Gen Jee
Sai Kit Jee
Yung Oi Jee
85A Tibbetstown Way
Charlestown, MA

Dear Borrowers:

Based on your application, First National Boston Mortgage Corporation (hereinafter referred to as "Lender") has approved and agrees to make a construction loan subject to the following terms and conditions:

A. Terms of the Loan

1. Borrower: Kwock Gen Jee
Sai Kit Jee
Yung Oi Jee
2. Loan Amount: \$40,000.00.
3. Interest Rate: The loan shall bear interest at the Small Business Index Rate as determined by the First National Bank of Boston which is $1\frac{1}{2}\%$ below the base rate of the First National Bank of Boston in effect on the closing date. In event of a subsequent change in such base rate, the interest rate on the loan shall be adjusted accordingly to $1\frac{1}{2}\%$ below the base rate in effect on such date.
4. Loan fee: Borrower shall pay Lender a fee of \$400.00 for the issuance of this commitment.
5. Term: On demand, but if not sooner demanded, due and payable six (6) months from date of closing.
6. Monthly payments: Payments of interest only shall be due and payable on the first day of each month during the loan term. A late charge in the amount of three (3) percent of the amount of each such interest payment, or Ten Dollars (\$10.00), whichever is greater, shall be due when interest is paid more than fifteen (15) days after the due date.

FIRST NATIONAL BOSTON MORTGAGE CORPORATION

CONSTRUCTION LOAN COMMITMENT

-2-

7. Guaranty: Repayment of the loan and completion of construction shall be (jointly and severally) guaranteed by:

Kwock Gen Jee
Sai Kit Jee
Yung Oi Jee

8. Loan Purpose: Rehabilitation of a four family brick building known as 217-219 East Berkeley Street, Boston, Massachusetts.
9. Security: The loan will be evidenced by a promissory note (The Note) secured by a mortgage constituting a first lien on the real property described as 217-219 East Berkeley St., Boston, Suffolk County, Commonwealth of Massachusetts, bounded and described as follows:

the land in Boston, Suffolk County, Massachusetts described as follows: A certain parcel of land with the buildings thereon now known as and numbered 209-227 Dover Street, situated in Boston, Suffolk County, Massachusetts, Lot F, on D.W. Hyde's plan dated April 24, 1909, recorded with Suffolk Deeds, Book 3378, Page 123, bounded and described as follows:

NORTHERLY by East Berkeley Street (formerly Dover Street) eighteen and 97/100 (18.97) feet.

EASTERLY by land formerly of Louis A. Spileos and Nicholas A. Spileos, seventy-four (74) feet.

SOUTHERLY by land formerly of Abraham Blander, nineteen and 13/100 (19.13) feet.

WESTERLY by land formerly of Louis A. Spileos and Nicholas A. Spileos, seventy four (74) feet.

Being the same premises conveyed to Louis A. Spileos and Nicholas A. Spileos both as trustees of S & S Realty Trust, by a deed dated May 5, 1975, recorded in Suffolk Registry of Deeds, Book 8802, Page 503.

10. Advances: All disbursements will be in accordance with those specified on the "Schedule of Payments" form.

FIRST NATIONAL BOSTON MORTGAGE CORPORATION

CONSTRUCTION LOAN COMMITMENT

-3-

11. Other Terms: The terms and conditions of this commitment shall survive the construction closing. All other terms and conditions of the loan are as set forth in the "Construction Loan Agreement".

B. Condition of the Loan

1. Time Limitations: This construction loan shall be closed as soon as all of the requirements and conditions of the commitment have been met; provided, however that this commitment will expire unless this loan is closed on or before January 7, 1982.

2. Closing Attorney: This loan shall be closed at the Borrower's expense by:

Samuel D. Shriro Esquire
294 Washington Street
Boston, Massachusetts

3. Governing Law: This commitment, the loan transaction contemplated thereby, and all documents executed pursuant thereto shall be construed according to and governed by the laws of the Commonwealth of Massachusetts.
4. Costs and Expenses: Borrower shall pay all costs and expenses incurred in connection with the preparation for the closing of the loan, whether said loan is closed or not, including without limitation, appraisal fees, inspection fees, legal fees, intangible taxes, license and permit fees, all title insurance and other insurance premiums, and all recording fees.
5. Loan Disbursements: Disbursement of the loan proceeds will be made by Lender at regular intervals during the course of construction and in accordance with the provisions of the Construction Loan Agreement and Schedule of Payments.
6. Representations of Borrower: The validity of this commitment is subject to the accuracy of all information, representations and material submitted with or in support of the application for this loan; and the failure of the accuracy thereof or any material changes therein shall, at the option of the Lender, operate to terminate this commitment and all of Lender's obligations hereunder.
7. Non-Assignability: Neither this commitment nor the loan proceeds shall be assignable by Borrower without the prior written consent of Lender, and any attempt at such assignment without such consent shall be void.

FIRST NATIONAL BOSTON MORTGAGE CORPORATION

CONSTRUCTION LOAN COMMITMENT

-4-

8. Modifications and Amendments: No change in the provisions of this commitment shall be binding unless in writing and executed in the name and by an officer of Lender.
9. Voidability of Commitment: This commitment shall be voidable at the option of Lender if any of the following events occur:
 - a. The death of a Borrower
 - b. Borrower commits an act of bankruptcy
 - c. A proceeding is commenced by or against Borrower under any bankruptcy or insolvency law
 - d. Borrower defaults on any other obligation it may have to Lender

The term "Borrower" as used herein shall be deemed to include any person named as prospective endorser, guarantor, or surety in connection with the proposed loan.

C. Documentation of Loan

1. Note
2. Mortgage
3. Construction Loan Agreement
4. Survey
5. Mortgage Title Insurance Policy insuring a valid first lien subject only to current year's taxes, normal restrictions and utility easements.
6. Finalized Construction Cost Breakdown, Plans and Specifications
7. Copies of all necessary building permits
8. Closing Statement signed by Borrower and the closing attorney
9. Evidence of (i) satisfactory zoning, (ii) availability of all necessary permits and licenses to construct, occupy and operate the project.
10. Final designation of developer by the Boston Redevelopment Authority
11. Performance Bond for Miles Construction Company written by a surety acceptable to the Lender.
12. Copy of an executed contract between George Patterson (Construction Supervisor) and the Jee Family (Developers)
13. Guarantee of Completion form signed by George Patterson
14. Copy of Hazard Insurance policy as explained in the Construction Loan Agreement
15. Guarantees by Borrowers
16. Signed Annual Percentage Ration Forms
17. Subordination agreement from the Boston Redevelopment Authority
18. Copy of Loan disposition agreement

FIRST NATIONAL BOSTON MORTGAGE CORPORATION

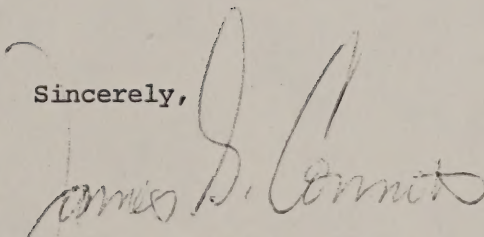
CONSTRUCTION LOAN COMMITMENT

-5-

D. Acceptance of Commitment

Upon return by the Borrower to Lender of a fully executed copy of this commitment accompanied with a check for \$400.00 within fourteen (14) days from the date hereof, this letter will constitute an agreement obligating a Lender to make and Borrower to accept a loan in accordance with the terms and conditions set out above. If the executed copy is not received by Lender within fourteen (14) days from date hereof, this commitment shall be null and void.

Sincerely,


James G. Connors
Vice President

Accepted this day of

Kurck Ben fee 1-5-82

Sai Mit fee 1-5-82

Ying or Lee 1-5-82